



~~November 16, 2006 CPC~~
~~February 20, 2007 CPC~~
~~April 17, 2007 CPC~~
~~June 19, 2007 CPC~~
August 21, 2007 CPC

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

06SN0220

Brookstone Builders
(AMENDED)

Dale Magisterial District
Jacobs Elementary; Manchester Middle; and Manchester High Schools Attendance Zones
North line of Jacobs Road

- REQUESTS: I. Rezoning from Agricultural (A) and Residential (R-12) to Residential (R-15).
- II. Relief from street access requirements to allow up to sixty-two (62) lots on one (1) access.

PROPOSED LAND USE:

A single family residential development with a minimum lot size of 15,000 square feet is planned. The applicant has agreed to limit development to 230 dwelling units, yielding a density of approximately 1.2 dwelling units per acre. Relief is requested to permit up to sixty-two (62) lots off of one (1) access whereas the Ordinance permits a maximum of fifty (50) lots off one (1) access.

(IN ORDER FOR THE PLANNING COMMISSION TO CONSIDER THIS REQUEST AT THEIR MEETING, A \$250.00 DEFERRAL FEE MUST BE PAID PRIOR TO THE PUBLIC HEARING.)

RECOMMENDATION

The applicant has requested deferral to the Commission's September 18, 2007, public hearing. If this request is deferred to September 18, 2007, any significant, new or revised information should be submitted no later than August 27, 2007. Otherwise, a longer deferral would be appropriate.

CASE HISTORY

Planning Commission Meeting (11/16/06):

At the request of the applicant, the Commission deferred this case to February 20, 2007.

Staff (11/20/06):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than December 18, 2006, for consideration at the Commission's February 20, 2007, public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (1/24/07):

To date, no new information has been submitted, nor has the \$250.00 deferral fee been paid.

Applicant (2/12/07):

The deferral fee was paid.

Planning Commission Meeting (2/20/07):

At the request of the applicant, the Commission deferred this case to April 17, 2007.

Staff (2/21/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than February 26, 2007, for consideration at the Commission's April 17, 2007, public hearing. Also, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (3/12/07):

To date, no new information has been submitted, nor has the \$250.00 deferral fee been paid.

Applicant (4/11/07):

The deferral fee was paid.

Planning Commission Meeting (4/17/07):

At the request of the applicant, the Commission deferred this case to June 19, 2007.

Staff (4/18/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than April 23, 2007, for consideration at the Commission's June 2007, public hearing. In addition, the applicant was advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Applicant (5/7/07):

Amended proffered conditions were submitted.

Area Residents, Applicant, Staff and Dale District Commissioner (5/10/07):

A meeting was held to discuss transportation impacts for this case. Discussion focused on the applicant's proposal to relieve traffic on Fordham Road by extending Jacobs Road from its western terminus to Courthouse Road as a collector road and severing the public road connection between Jacobs Road and Fordham Road. Concerns were expressed relative to the lack of connectivity between Fordham Road and Jacobs Road and its impact on Fernbrook Subdivision, emergency services and the elementary school; proximity of the new collector road in relation to existing subdivision developments; the condition of Newby's Bridge Road; construction traffic; and connectivity to Newby's Wood Subdivision.

A follow-up meeting was announced for May 31, 2007, to discuss other case-related issues.

Staff (5/25/07):

Revised proffered conditions were submitted and the applicant was amended to include relief to street access requirements. To date, the deferral fee has not been paid.

Area Residents, Applicant, Staff and Dale District Commissioner (5/31/07):

A meeting was held to discuss other case related issues. Concerns were expressed relative to dwelling unit types, drainage, access, and the phasing of the development and associated road improvements. It was indicated that the applicant would review comments from the community meetings prior to determining if additional meetings were warranted.

Applicant (6/19/07):

The deferral fee was paid.

Planning Commission Meeting (6/19/07):

At the request of the applicant, the Commission deferred this case to their August 21, 2007, meeting.

Staff (6/20/07):

The applicant was advised in writing that any significant, new or revised information should be submitted no later than June 25, 2007, for consideration at the Commission's August public hearing. The applicant was also advised that a \$250.00 deferral fee must be paid prior to the Commission's public hearing.

Staff (8/1/07):

To date, no new information has been received, nor has the deferral fee been paid.

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